

MEMORANDUM

TO: Potentially Interested Parties

FROM: Taylor Meadows
Manager of Development Planning
Planning & Development Services

DATE: August 18, 2025

SUBJECT: Application for Draft Plan of Vacant Land Condominium (File No. 26CD-14-25006)

This notice must be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Application Details

A Complete Application has been made by TQC Construction Group Canada Inc. on behalf of Evertrust Development (Welland) Inc. for Draft Plan of Condominium for lands legally described as Part of Lot 27, Concession 6 (Township of Crowland), Parts 5 – 11 on 59R-14022, municipally known as 350 Prince Charles Drive South. The subject lands are designated Urban (Built-Up) Area in the Regional Official Plan, as High Density Residential in the City of Welland Official Plan, and zoned Site Specific Residential High Density RH-51 by By-law 2017-117.

The application proposes the development of 1.44 Hectares of land for a Draft Plan of Vacant Land Condominium for the purpose of creating an apartment building with 226 units. A reduced plan of the proposed Draft Plan of Vacant Land Condominium has been provided for your information.

Studies and reports that have been submitted in conjunction with these applications can be found on the City of Welland website at: www.welland.ca/Media/notices.asp

The public is invited to make written submissions to the City of Welland Planning Division regarding this proposal prior to the decision.

Appeal Rights

Only a specified person, as defined in the Planning Act, or public body that has made an oral or written submission to the City of Welland Council before the approval authority gives or refuses to give approval to the Draft Plan of Vacant Land Condominium may appeal this decision.

If a person or public body would otherwise have the ability to appeal the decision of the City of Welland but does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Welland in respect of the proposed Draft Plan of Vacant Land Condominium before the approval authority gives or refuses to give approval to the Draft Plan of Vacant Land Condominium, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Welland in respect of the proposed Draft Plan of Vacant Land Condominium before the approval authority gives or refuses to give approval to the Draft Plan of Vacant Land Condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Further Information

If you wish to be notified of the Decision of the City of Welland on the proposed Draft Plan of Vacant Land Condominium, you must make a written request to the City of Welland, 60 East Main Street, Welland, ON L3B 3X4 or to devserv@welland.ca. If you wish to receive a copy of the staff report on this Application, you should advise the undersigned in writing by October 16, 2025.

For more information about this matter, contact Taylor Meadows, Manager of Development Planning, Planning and Development Services, City of Welland, Civic Square, 60 East Main Street, Welland, Ontario, L3B 3X4, phone 905-735-1700, Extension 2246, Email taylor.meadows@welland.ca or fax to 905-735-8772.

Additional information will be available after August 29, 2025.